

FOR SALE, ±82.2 ACRES

"The Orchard"

A UNIQUE RECREATIONAL PROPERTY

*Purchase 82
acres and get
to hunt 160
acres.*

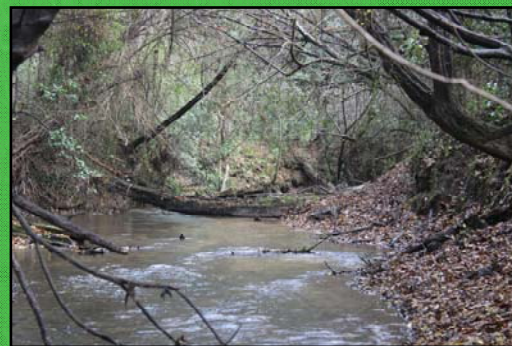
Property Amenities

On occasion, we are able to view properties that have been truly improved for wildlife by the owner. "The Orchard" is just such a property. This tract has been managed for the deer hunter in mind. Along with the 82.2 acres in this ownership the purchaser will have the right to lease an adjoining 78 acres, all with creek frontage, giving you 160 acres of hunting rights. The current owner allowed no deer harvesting for the first five years of ownership and strict rack (16" w 8pt+) restrictions thereafter. Now the results are starting to pay dividends.

Some of the improvements include the planting of numerous fruit trees such as fuyu persimmon, fig, apple, peach, and pear to name a few. Other plantings are muscadine and grape vines along with planted acorn bearing oaks like Shumard, Nuttall, and Sawtooth. The owner has been practicing Timber Stand Improvement (TSI) by injecting low value-scrub species to release timber and mast producing hardwoods. Relax in the condo-like 8'x8' shooting house overlooking a 1.5 acre food plot or many of the other stands located through

out the property. Included with the property is a ready to camp, 32' Fleetwood camper set under a 16.5'x48' pole barn as well as a partially finished 40'x40' pole barn.

This property will allow you to avoid all the work and have an instant premier hunting property. Let's start hunting!



Middle Prong of Silver Creek

Pages 2 & 3 - Pictures & Maps.

Page 4 - Location Maps.

Just the Facts:

Sales Price: \$217,830

Tract Acreage: Deeded 82.2ac.

Tract Location:

Legal: PT SE4 SE4 S of Road (Sec 1) and PT of Lots 1 & 2 (Sec 12) T9N R20W, Simpson County, MS

Address: 236 D.K. Mansfield Road

Lat: 31°46' 7.4" N

Long: 89°57' 32.4" W

Paved Road Frontage: 1850'

Interior Roads: 1.9 mi Dirt

Utilities:

Water: Well, on site.

Electric: Southern Pine EPA

Topography: Level with Terraces

Zoning: Rural, Timberland

Ad Valorem Taxes: 2014- \$385.35

FEMA Flood Zone: Portions lie within flood zone A, the 100 year flood zone.

History: Timberland

Mineral Rights: Any owned

Streams: 1,195' of frontage on the Middle Prong of Silver Creek.

Soils: Name, % Area, Loblolly Site Index

Jena fine Sandy Loam, 53.2%, 100

Mantachie Loam, 27.1%, 98

Ora Loam 2-5 slope, 6.7%, 86

Ora Loam 5-8 slope, 11.0%, 80

Smithdale Fine Sandy Loam, 2.0%, 86

(See Page 2 for Soils Map)

Driving Directions: From Hwy 43/ Hwy 42 intersection in New Hebron (Regions Bank), drive North on Hwy 43 1.6 miles to Ned Riley Rd. Turn Northeast (↗) on Ned Riley for 0.7 miles to county line. The road name changes to Hardy Williams, continue on for 0.6 miles to D.K. Mansfield Road. Turn East (↘) on D.K. Mansfield and go 0.8 miles to tract.

Estimated Driving Times to Tract:

New Orleans: 174mi, 2hr 44 min

Baton Rouge: 160mi, 2hr 37 min

Jackson: 49 mi, 57 min

Hattiesburg: 64 mi, 1hr 13 min

Species Available for Hunting:

White-tailed Deer Wild Turkey

Squirrel Rabbit

Medium of Exchange: Cash and occupancy on closing.

Owner Financing Available?: Not Available

Sub-dividable?: Offered as a whole, not divided.

How to view the property: By appointment only during hunting season, weekdays preferred. Outside of hunting season by appointment or by Temporary Access Permit. The permit and instructions may be found at: (http://www.theforestpro.com/pdf/doc_1208180549.pdf)

Timber: Type-Acres-Age

Mixed Intermediate Low Density (M11)- 63.1 ac.-17yrs

Pine Pulpwood V. High Density (PP4)- 6.0 ac.-17yrs

Pine Intermediate High Density (P13)- 1.1 ac.-25yrs

Pine Regeneration Med. Density (PR2)- 9.4 ac.-9yrs

Open (OR0)- 2.6 ac.

Disclaimer: Timber volumes were provided by outside sources. Neither Seller or Forest Pro LLC nor their representatives warrant the completeness or accuracy of the information. No representations or warranties are expressed or implied.

2013 Timber Cruise	Volumes
Pine Pulpwood	1,121 tons
Pine Chip-N-Saw	223 tons
Pine Sawtimber	187 tons
Hardwood Pulp	721 tons
Misc Hard Saw	200 tons
Poplar Saw	100 tons
Total	2,552 tons

Soils Map



Improvements:

The Camp

Make: 2006, 32' Fleetwood under a 18' by 48' pole barn with one slide-out, fully plumbed with septic tank on a 200 amp service pole.



Pole Barn

40'x40' partially roofed, roughed in utilities.



Shooting House 1

8'x8' full insulated



Shooting House 2

4'x8' enclosed



Recent Harvest



Food plot

For more pictures of this property visit www.forestprollc.com or www.timberlandsales.com

The Orchard

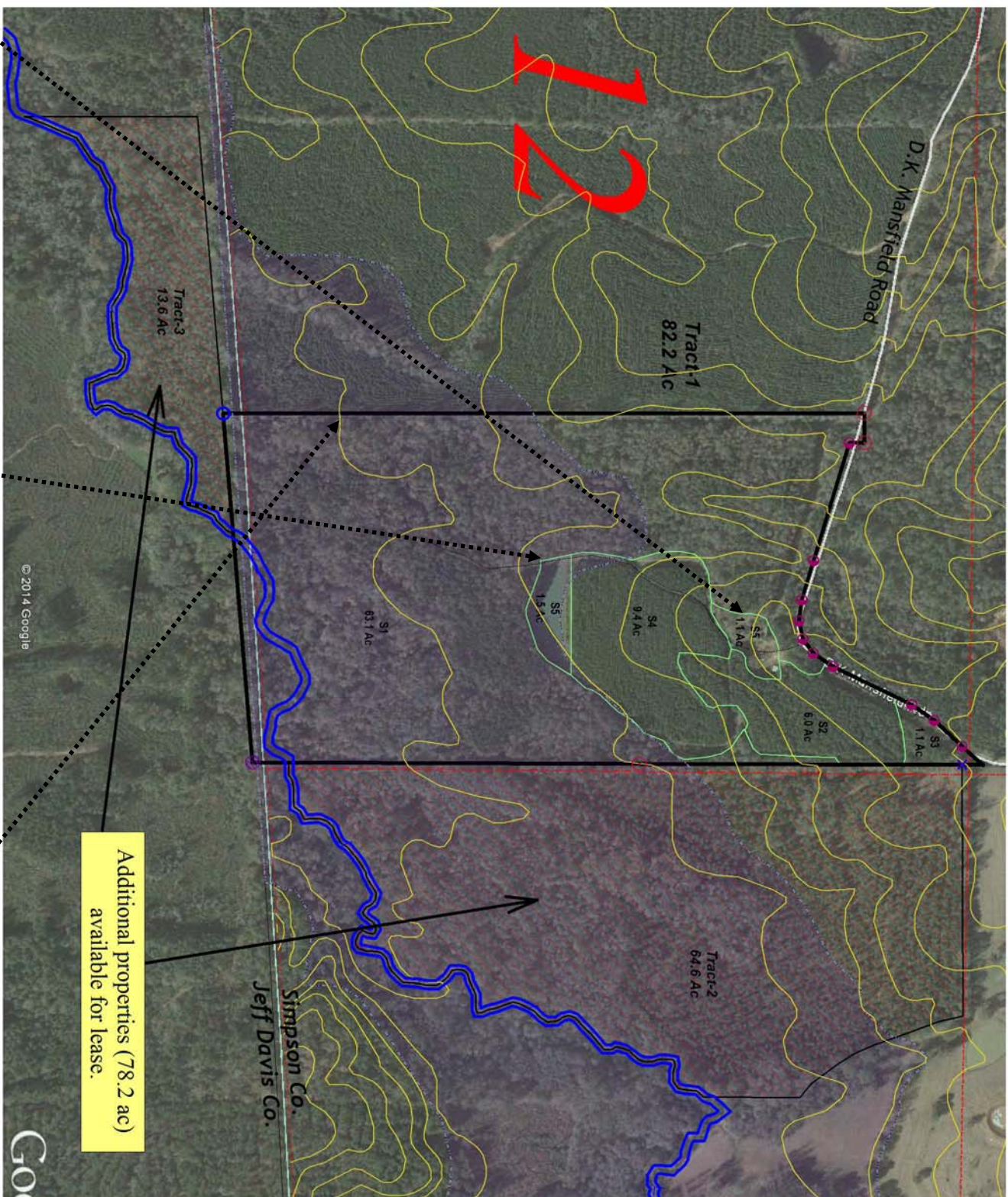
Section 12, T9N, R20W
Simpson Co. MS

Stand #	Acreage	Description
1	63.1	MI1
2	6.0	PP4
3	1.1	PI3
4	9.4	PR2
5	2.6	OR0
Total Acreage:		82.2



Legend

ROADS	STREAMS
Boundaries (by Type)	2.5 pipe
X 'Axel'	Pipe Knot
Pine Knot	Railroad Spike
Railroad Spike	Rebar
cont127	
Simpson_Ridgely FLD_ZONE	
0.2 PCT ANNUAL CHANCE FLOOD HAZARD	
AE	
AE	
TRACTS	
1	
2	
3	
STANDS	
plst127	
GOOGLE2.JPG	



Additional properties (78.2 ac)
available for lease.

Scale = 1 : 600.00 (in : US Feet)

600 0 US Feet

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FOREST PRO L.L.C.

TIMBER & LAND MANAGEMENT COMPANY

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“EVERYTHING TIMBERLAND”

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Were on the Web!
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www.timberlandsales.com

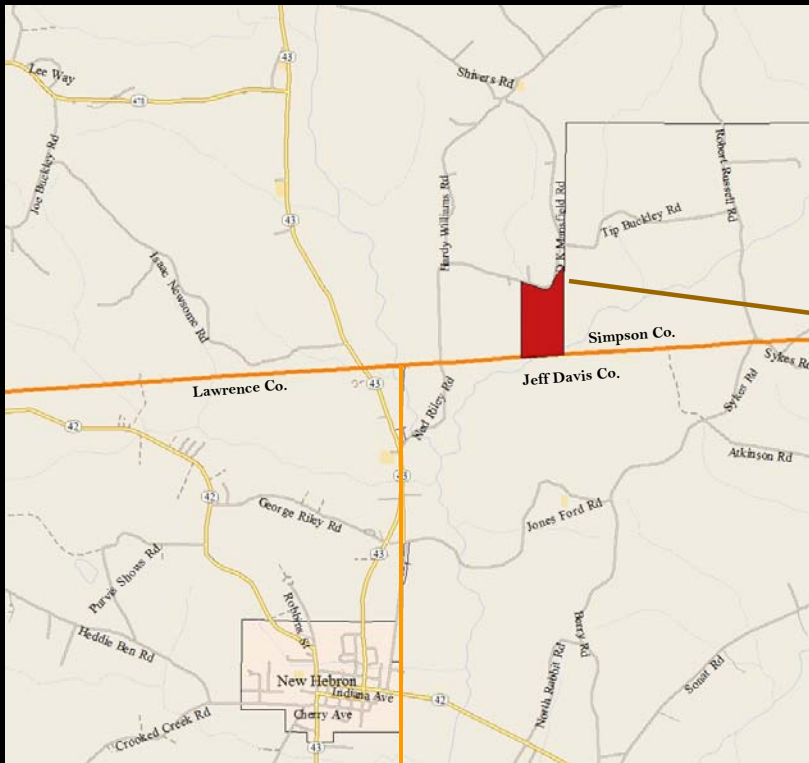
Mailing Address Line 1

Mailing Address Line 2

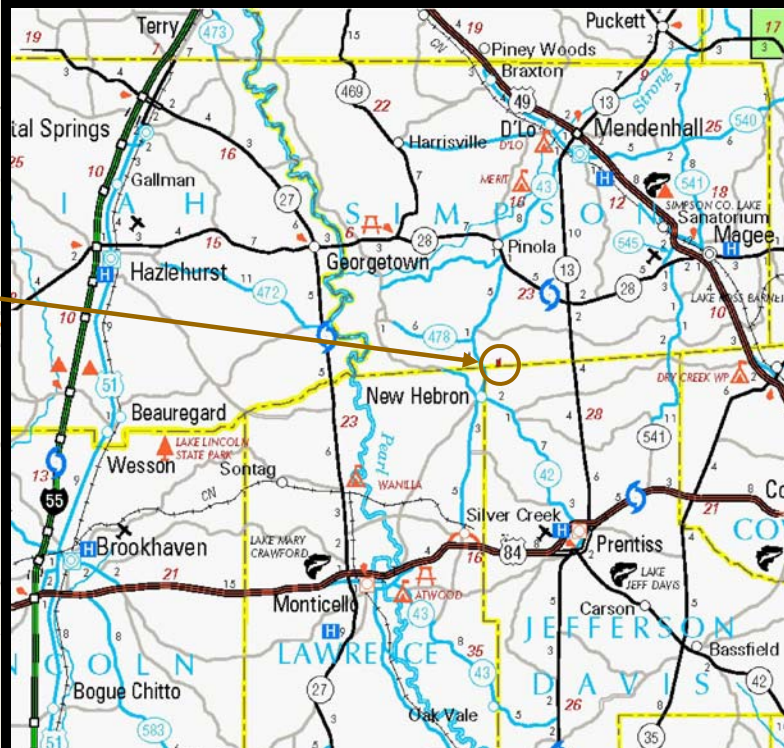
Mailing Address Line 3

Mailing Address Line 4

Mailing Address Line 5



Area Location Map



County Location Map

Disclaimer: Forest Pro LLC is the exclusive agent for this transaction. Neither Seller or Forest Pro LLC nor their representatives warrant the completeness or accuracy of the information contained herein. No representations or warranties are expressed or implied as to the property, its condition, boundaries, timber volumes, or acreage. The map is included to show approximate dimensions of the property and is included only to assist the reader in visualizing the property.